



Report to: Development Services Committee

Meeting Date: June 18, 2024

SUBJECT: Designated Heritage Property Grant Applications - 2024

PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the June 18, 2024, report titled, “Designated Heritage Property Grant Applications - 2024”, be received;
- 2) THAT Designated Heritage Property Grants for 2024 be approved in the amounts noted for the following properties, totaling \$29,026.74, provided that the applicants comply with eligibility requirements of the program:
 - a) 1 Heritage Corners Lane, Markham Heritage Estates: up to \$7,5000.00, for the installation of a new cedar shingle roof, provided that current property standards violations are addressed by the Owners;
 - b) 6 David Gohn Circle, Markham Heritage Estates: up to \$1,526.74 for the production of a historically appropriate solid wood four paneled entrance door;
 - c) 22 David Gohn Circle, Markham Heritage Estates: up to \$5,000.00 for the replacement of the veranda floor deck, structural repairs to the underlying structure and replacement of the turned veranda posts;
 - d) 29 Jerman Street, Markham Village: up to \$5,000.00 for the installation of historically appropriate 6 over 6 wooden windows and a front entrance door;
 - e) 34 Colborne Street, Thornhill: up to \$5,000.00 for the re-conditioning of the historic wooden single hung windows and the production of traditional wooden storm windows;
 - f) 126 Main Street, Unionville: up to \$5,000.00 for the installation of historically appropriate 1 over 1 wooden windows;
 - g) 53 Church Street, Markham Village: up to \$5,000.00 for the installation of historically appropriate segmental arched, 2 over 2 wooden windows on the street facing facade;
 - h) 33 Colborne Street, Thornhill: up to \$5,000.00 for the reconditioning of historic wooden windows and production of traditional wooden storm windows;
- 3) THAT the grant request to fund re-painting of the stucco and cedar shingle exterior of 15 Colborne Street, Thornhill, be denied;
- 4) THAT the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-24013 (\$30,000.00 available for 2024);
- 5) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report seeks to obtain approval of six applications for the 2024 Markham Designated Heritage Property Grant Program.

BACKGROUND:

Markham's Designated Heritage Property Grant Program was approved by Council in 2010 and includes the following highlights

Funding of Program:

- Total funding of \$120,000 was allocated to the program over a four-year period (2010-2013) based on a targeted allocation of \$30,000 per year.
- The program has been continuously offered since then and was extended for an additional three years in 2022 (2023-2025) with an allocation of \$30,000.00 per year.
- Only Council can authorize any continuation of the program past 2025.

Amount of Assistance:

- Support to an applicant is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and, through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates
- Minimum amount of eligible work - \$500.00

Heritage Property Eligibility:

- Properties must be designated under the *Ontario Heritage Act* (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of cultural heritage value or interest are eligible.

Ineligible Projects:

- Commercial façade grant projects are specifically related to “the entire exterior front surface of a building which abuts the street from grade to eaves” and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program.
- At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year.
- Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices.

Timing and Number of Grants:

- Grants are awarded annually following requests for applications within an established deadline;
- Only one grant per calendar year per property
- First time applicants will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients.

Municipal Eligibility Criteria:

- Subject property must be in conformity with municipal by-laws and regulations.

Eligible Projects:

- Work that primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.)
- Exterior painting (see eligible amount of grant assistance)

Eligible Costs:

- The cost of materials, equipment, and contracted labour (but not donated labour or materials or labour performed by the applicant)
- A grant of up to 50% for architectural/design/engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$4,000) is available.
- Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser **(One time only grant)**

Cost Estimates:

- Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration.

Review Process:

- Applications will be reviewed by Heritage Section staff and Heritage Markham Committee, and recommended submissions will be forwarded to Council for approval through Development Services Committee

Timeframe for Completion of Work:

- Grant commitments are valid for one year and expire if the work is not completed within that period (an extension of up to one year may be granted)

Receipt of Grant Assistance:

- Grants are paid upon submission of receipts, to the satisfaction of the City

Prior Work:

- Approved work commenced since last year's deadline for applications can be considered eligible for grant funding

Written Agreement:

- Approved applicants will be required to enter a Letter of Understanding with the City

Eligibility requirements for grant assistance require the property to be in good standing

A subject property must not be in default of any municipal taxes, local improvements, or any other monies payable to the City (fees or penalties). Also, the property must not be the subject of a by-law contravention, work order, or outstanding municipal requirements.

The deadline for 2024 grant application submissions was April 5, 2024

Heritage Section Staff received six applications.

OPTIONS/ DISCUSSION:***All six applications were comprehensively reviewed by Heritage Section Staff and Heritage Markham***

Each application was fully examined giving consideration to the type of work proposed, its eligibility using the program guidelines, the quoted cost of the work, any conditions that would need to be attached to an approval, and then evaluated using the following criteria that Council adopted as part of the program:

- a) Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken.
- b) Preference will be given to applications proposing work visible to the general public.
- c) The proposed work must comply with heritage conservation guidelines, principles and policies.

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- d) Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes.
 - e) Grant is not to reward poor stewardship.
 - f) The addition of new features (re-introduction of heritage elements) needs to be backed up with evidence (physical, documentary, or archival)

First time applicants to the program are given priority by recommending that repeat applicants receive a proportional amount of the funds not needed by the first-time applicants.

Six applications are recommended for approval

Staff is recommending grant assistance for all six of the applications received, totaling \$29, 026.74 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary).

Heritage Markham supports the recommended applications

On May 8, 2024, the Heritage Markham Committee reviewed the recommended applications and individual summary sheets for all applications, and supported five of Staff's recommendations subject to the specific conditions (See Appendix 'B'). The Committee requested that the property standard issues associated with one application be addressed prior to receiving grant assistance.

Letter of Understanding is required

Once grant applications are approved by Council, the applicants will be required to enter into a Letter of Understanding with the City detailing any conditions associated with the grant assistance. Applicants must still obtain any necessary development approval and permits to undertake the work.

FINANCIAL CONSIDERATIONS:

The requested grants are funded through the Designated Heritage Property Grant program Project Account# 620-101-5699-24013 and has an available balance in the amount of \$30,000.00. The total amount of \$29,026.74 will be paid out to the applicants and the remaining balance of \$973.26 (\$30,000.00 - \$29,026.74) will be returned to the original funding source.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

This program aligns with the Growth Management priority by working to preserve resources and features of cultural heritage value to create a higher quality community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by: Finance Department and the Heritage Markham Committee

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Appendix 'A': Designated Heritage Property Grant Application Summary 2024

Appendix 'B': Heritage Markham Extract May 8, 2024

Appendix 'A': Designated Heritage Property Grant Application Summary 2024

Address	Eligible Work	Grant Amount Requested	Grant Amount Rec'd	Running Total	Comment
1 Heritage Corners Lane	Yes	\$7,500.00	\$7,500.00	\$7,500.00	The replacement of the roof is considered essential to the integrity of the building which would be threatened if the proposed work is not undertaken. Grant funding is recommended subject to the applicant addressing existing Property Standards violations
6 David Gohn Circle	Yes	\$1,526.74	\$1,526.74	\$9,026.74	Grant assistance is requested to replicate the original solid wood panelled entrance door Grant funding is recommended.
22 David Gohn Circle	Yes	\$5,000.00	\$5,000.00	\$14,026.74	Grant assistance is requested for the replacement of the veranda floor boards, repairs to underlying framing and replacement of the turned wooden veranda posts. Grant funding is recommended.
29 Jerman Street	Yes	\$5,000.00	\$5,000.00	\$19,026.74	Grant assistance is requested for the installation of historically appropriate wooden windows and the installation of a wooden front entrance door. Grant funding is recommended.
34 Colborne Street	Yes	\$5,000.00	\$5,000.00	\$24,026.74	Grant assistance is requested for the re-conditioning of the historic wooden windows and fabrication or traditional wooden storm windows. Grant funding is recommended.
126 Main Street Unionville	Yes	\$5,000.00	\$5,000.00	\$29,026.74	Grant assistance is requested for the installation of historically authentic windows on the street facing façade Grant funding is recommended.

Designated Heritage Property Grant Application

Name	Ida Leung
Address	1 Heritage Corners Lane
Status	Part IV designated dwelling in Markham Heritage Estates
Grant Project	Installation of a new cedar shingle roof
Estimate 1	Emerald Cedar \$55,483.00
Estimate 2	JD Wood Revival \$51,189.00
Eligibility	The proposed work is eligible for grant assistance
Conditions	Subject to obtaining a heritage permit for the proposed work and addressing existing Property Standards violations
Previous Grants	No
Comments	Recommended for approval subject to condition above as the replacement of the roof is essential to long term preservation of the building
Grant Amount	\$7,500.00



Designated Heritage Property Grant Application

Name	Robert Nicholson
Address	6 David Gohn Circle
Status	Part IV designated dwelling in Markham Heritage Estates
Grant Project	Replication of the 1850's solid wood panelled front door
Estimate 1	\$5,650.00- Historic Building Co.
Estimate 2	\$3,053.48- Schell Lumber/Spang Builders
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	None
Previous Grants	Yes
Comments	Recommended for approval
Grant Amount	\$1,526.74



Designated Heritage Property Grant Application

Name	Ken Davis
Address	22 David Gohn Circle
Status	Part IV designated dwelling in Markham Heritage Estates
Grant Project	Replacement of deck boards, repairs to underlying structure, replacement of turned veranda posts
Estimate 1	\$15,255.00 - Secord Contracting
Estimate 2	\$14,192.80 - Old Village Construction Inc.
Eligibility	The completed work meets the eligibility requirements of the program.
Conditions	The completed work was not approved through the Heritage/Building Permit process.
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Lawrence Croutch
Address	29 Jerman Street
Status	Part V, Type 'A' dwelling in the Markham Village HCD
Grant Project	Installation of historically appropriate windows and introduction of front door to street facing facade
Estimate 1	\$18,193.00 - Secord Contracting
Estimate 2	\$17,582.80 - Old Village Construction Inc.
Eligibility	The completed work meets the eligibility requirements of the program.
Conditions	The work was approved through the Site Plan Control process
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Anthony & Angela Farr
Address	34 Colborne Street
Status	Part V, Class 'A' dwelling in the Thornhill HCD
Grant Project	Re-conditioning of the historic wooden windows and production of traditional wooden storm windows
Estimate 1	\$ 13,899.00 - David Wylie Restorations Ltd.
Estimate 2	\$NA- Casella Contracting
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	The proposed work must be approved through the Heritage Permit process.
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Peng Peng (Catherine) Hou
Address	126 Main Street
Status	Part V, Class 'A' dwelling in the Unionville HCD
Grant Project	Installation of historically authentic windows on the street facing facade
Estimate 1	\$36,639.01 Fieldstone Windows
Estimate 2	\$31,757.29 Pella Windows
Eligibility	The work is eligible
Conditions	The proposed work has been approved through the Heritage Permit process
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00



Appendix 'B': Heritage Markham Extract of May 8, 2024



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HERITAGE MARKHAM EXTRACT

Date: May 15, 2024

To: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 5.4 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON May 8, 2024

5. PART THREE - CONSENT

5.4 FINANCIAL ASSISTANCE

**2024 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS
REVIEW OF 2024 GRANT APPLICATIONS
1 HERITAGE CORNERS LANE, 6 DAVID GOHN CIRCLE, 22 DAVID
GOHN CIRCLE, 29 JERMAN STREET, 34 COLBOURNE STREET, 126
MAIN STREET UNIONVILLE(16.11)**

File Numbers:
n/a

Ken Davis declared a conflict and did not take part in the discussion or vote on this matter.

The Committee expressed concerns with 1 Heritage Corners Lane receiving grant money due to ongoing property maintenance issues. Councillor Rea noted that the property has been a source of complaints for a long time and noted that the front yard is being used as storage. Peter Wokral noted that the financial assistance would help maintain the heritage building, as this grant would be for wood shingle roofing.

It was suggested that the funding related to 1 Heritage Corners be deferred to the June Heritage Meeting to find a resolution to the by-law infraction issues on the property.

Recommendations:

THAT Heritage Markham supports the funding of the following five grant applications at a total cost of \$21,526.74 subject to the amounts and conditions noted on the individual summary sheets:

- 6 David Gohn Circle, Markham Heritage Estates;
- 22 David Gohn Circle, Markham Heritage Estates;
- 29 Jerman Street, Markham Village;



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- 34 Colborne Street, Thornhill;
- 126 Main Street, Unionville;

AND THAT consideration of the funding to 1 Heritage Corners Lane, Markham Heritage Estates, in the amount of \$7,500 be deferred to the June Heritage Markham Committee meeting to ensure the by-law infraction issues on the property have been resolved.

Carried